

May 12, 2014

Mr. Dan Ruby
Timmons Group
208 Golden Oak Court, Suite 230
Virginia Beach, VA 23452

Re: Fullerton Maintenance Building
Forest Buffer Variance
Tracking # 06-14-1812

Dear Mr. Ruby:

This Department has completed review of the above referenced request for a variance to the Baltimore County Code, Article 3 Environmental Protection and Resource Management, Title 3 Protection of Water Quality, Streams, Wetlands and Floodplains. If granted, the request would allow 1,625 square feet of impacts to the forest buffer for the grading and construction of a parking lot associated with a vehicle maintenance building. No wetland or stream impacts will occur based on the applicant's proposal.

This Department has reviewed your request, and has determined that a practical difficulty exists given the existing uses and development on site. Therefore, in accordance with Article 33-3-106 of the Baltimore County Code, we will grant the request with the following conditions:

1. The following note must appear on all plans and plats submitted for this project:
 - a. "A variance was granted by the Baltimore County Department of Environmental Protection and Sustainability from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains on May 12, 2014. This variance approved impacts to the forest buffer. Conditions were placed on the approval to reduce water quality impacts including the installation of permanent fencing and protective signage along the Forest Buffer Easement. Any change in land use shall nullify this variance."
2. A permanent fence with "Forest Buffer-Do Not Disturb" protective signs shall be installed along the limit of the forest buffer prior to building permit approval. See attachment for sign details.
3. The fence must be detailed in a Forest Buffer Protection Plan (FBPP). The FBPP must receive approval by this office prior to grading plan approval.
4. All conditions of the May 12, 2014 approved alternatives analysis must be met.

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It is the intent of this Department to grant this variance subject to the above conditions. Any changes to site layout may require submittal of revised plans and an amended variance request.

Please have the property manager sign the statement below and return a signed copy of this letter to this Department within 21 calendar days. Failure to return a signed copy may render this approval null and void, or may result in delays in the processing of this project.

If you have any questions regarding this correspondence, please call Ms. Regina Esslinger at (410) 887-3980.

Sincerely yours,

Vincent J. Gardina
Director

I/we agree to the above conditions to bring my/our property into compliance with Law for the Protection of Water Quality, Streams, Wetlands and Floodplains.

Property Manager' Signature

Date

Printed Name

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